

AN ORDINANCE 2006-02-09-0203

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 40 and 42, Block 1, NCB 8857 from "R-5" Residential Single-Family District to "O-1" S Office District with a Specific Use Permit for Buildings exceeding 10,000 square feet.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for

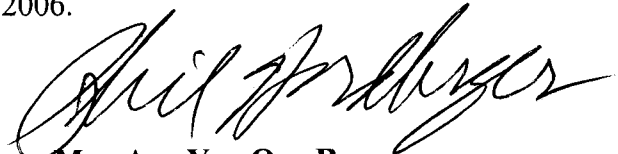
inspection.

SECTION 6. This ordinance shall become effective on February 19, 2006.


PASSED AND APPROVED this 9th day of February, 2006.

ATTEST:


City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney
For

Agenda Voting Results

Name: Z-9.

Date: 02/09/06

Time: 02:27:02 PM

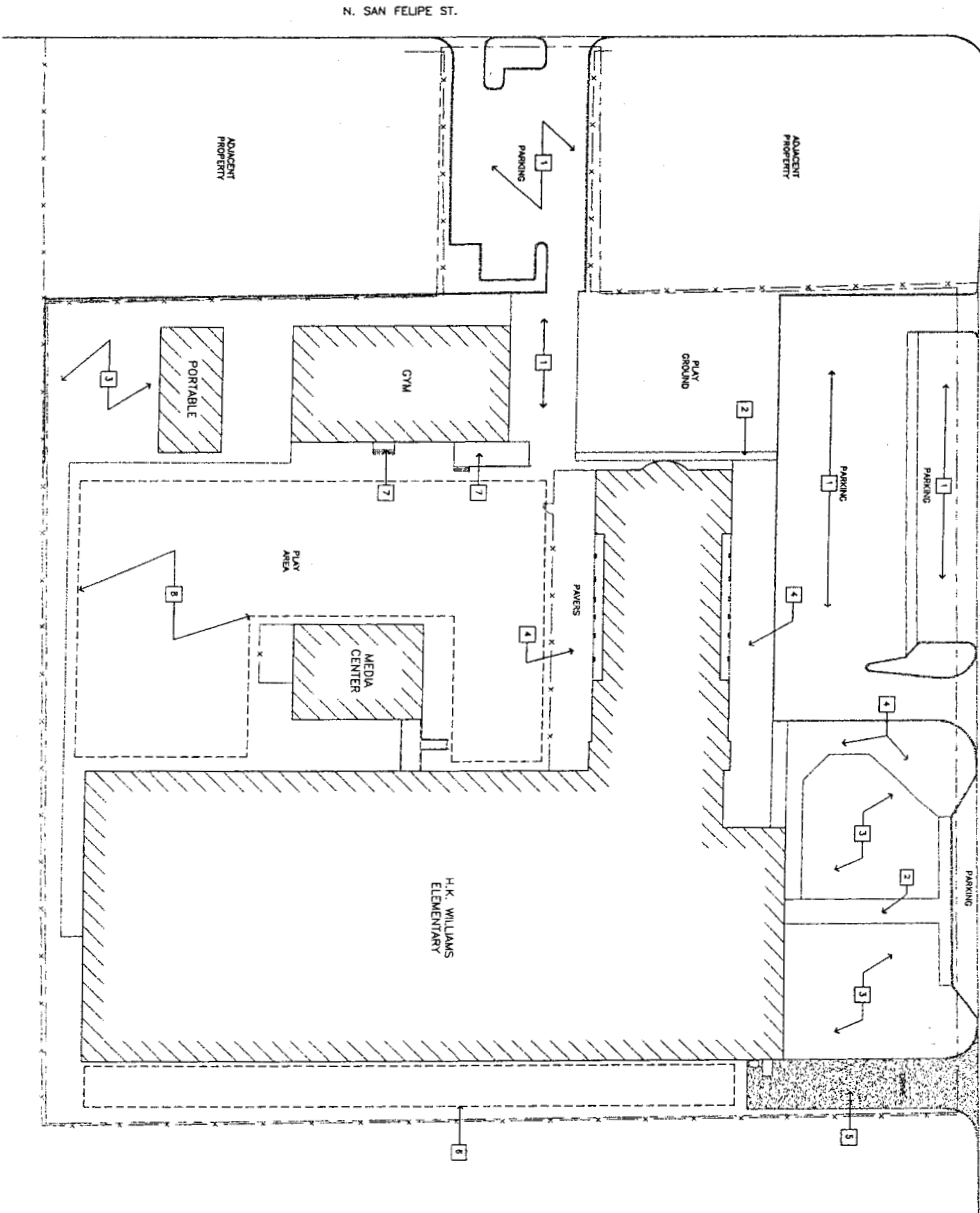
Vote Type: Multiple selection

Description: ZONING CASE #Z2006005 S (District 5): An Ordinance amending the zoning district boundary from "R-5" Residential Single-Family District to "O-1" S Office District with a Specific Use Permit for buildings exceeding 10,000 square feet on Lots 40 and 42, Block 1, NCB 8857, 3014 Rivas Street as requested by Edgewood Independent School District, Applicant, for Edgewood Independent School District, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

H. K. Williams Elementary

RIVAS STREET



KEY NOTES:

- 1 EXISTING PAVING TO REMAIN
- 2 EXISTING SIDEWALK TO REMAIN
- 3 EXISTING PAVING TO REMAIN
- 4 EXISTING UNIT PAVES TO REMAIN
- 5 REMOVE EXISTING ASPHALT PAVING AND PROVIDE NEW CONCRETE PAVING PER CIVIL
- 6 REMOVE EXISTING PAVING AREA PER CIVIL
- 7 PROVIDE NEW ASP
- 8 EXISTING CONCRETE PAVP AND/OR STPS TO REMAIN
- 9 REMOVE ASPA

SITE GRADING NOTES:

- 1 SPECIFIC AREA OF GRADING AND EXTENT OF
- 2 SPECIFIC AREA OF GRADING AND EXTENT OF
- 3 SPECIFIC AREA OF GRADING AND EXTENT OF
- 4 SPECIFIC AREA OF GRADING AND EXTENT OF
- 5 SPECIFIC AREA OF GRADING AND EXTENT OF
- 6 SPECIFIC AREA OF GRADING AND EXTENT OF
- 7 SPECIFIC AREA OF GRADING AND EXTENT OF
- 8 SPECIFIC AREA OF GRADING AND EXTENT OF
- 9 SPECIFIC AREA OF GRADING AND EXTENT OF

PHYSICAL IMPROVEMENTS TO MISCELLANEOUS
SCHOOL STRUCTURES
EDGEWOOD INDEPENDENT SCHOOL DISTRICT
SAN ANTONIO, TX

EXHIBIT A

To Ordinance No. _____
passed on February 9, 2006



KELL M. MORALES
SAN ANTONIO, TEXAS
210.349.1153

CASE NO: Z2006005 S

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 5 **Ferguson Map:** 615 C-2

Appeal:

Applicant:

Owner:

Edgewood Independent School District

Edgewood Independent School District

Zoning Request: From "R-5" Residential Single-Family District to "O-1" S Office District with a Specific Use Permit for Buildings exceeding 10,000 square feet

Lots 40 and 42, Block 1, NCB 8857

Property Location: 3014 Rivas Street

Intersection of Rivas Street and North San Eduardo Street

Proposal: To develop offices

Neighborhood Association Loma Vista Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. Currently the property generates approximately 46 peak hourly trips during the school day. The property is proposed to be zoned O-1 S and the current buildings leased as office space for multi-tenants. The proposed O-1 S development is projected to generate 98 peak hourly trips based on footprint of the building. The property is served by two local residential roads off of General McMullen.

The TIA Division recommends support of re-zoning, but would not support additional construction on the site, except parking spaces.

Staff Recommendation:

Approval.

The subject property is the vacant H.K. Williams Elementary School in the Edgewood Independent School District. The property was originally zoned "C" under the provisions of the 1965 zoning ordinance, however, was part of a large-area rezoning, making it "R-4" Residential Single-Family district in early 2003.

The Edgewood Independent School District proposes to maintain ownership of the subject property and convert the vacant structure into offices for local community-based agencies. The most appropriate zoning classification for this property, given the location of the subject property and its relation to adjacent residences, would be "O-1" Office District. However, the structure is 149,323.68 square feet. The "O-1" zone allows only up to 10,000 square feet.

As an alternate recommendation, Staff has suggested the newly-adopted "O-1" S district as the most appropriate zoning for this property, to which the school district is agreeable.

In December of 2005, City Council approved amendments to the Unified Development Code. The applicable amendment will allow offices over 10,000 square feet in the "O-1" district with a special use permit. This zoning classification would be ideal for the proposed use. Further, should the office use cease, "O-1" is an appropriate buffer to single and multi-family residential zoning districts to the North, South, and West.

CASE NO: Z2006005 S

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006005 S

ZONING CASE NO. Z2006005 S – January 17, 2006

Applicant: Edgewood Independent School District

Zoning Request: “R-5” Residential Single-Family District to “O-1” S Office District with a Specific Use Authorization for Professional Offices exceeding 10,000 square feet.

Joe Aldrete, representing the owner, stated they are requesting this change in zoning to allow the existing facility to be used for professional office

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Loma Vista Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 40 and 42, Block 1, NCB 8857 at 3014 Rivas Street.
2. There were 45 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Marshall, Sherrill, McAden, Avila, Stribling,
Gray

NAYS: None

RECUSED: Rodriguez

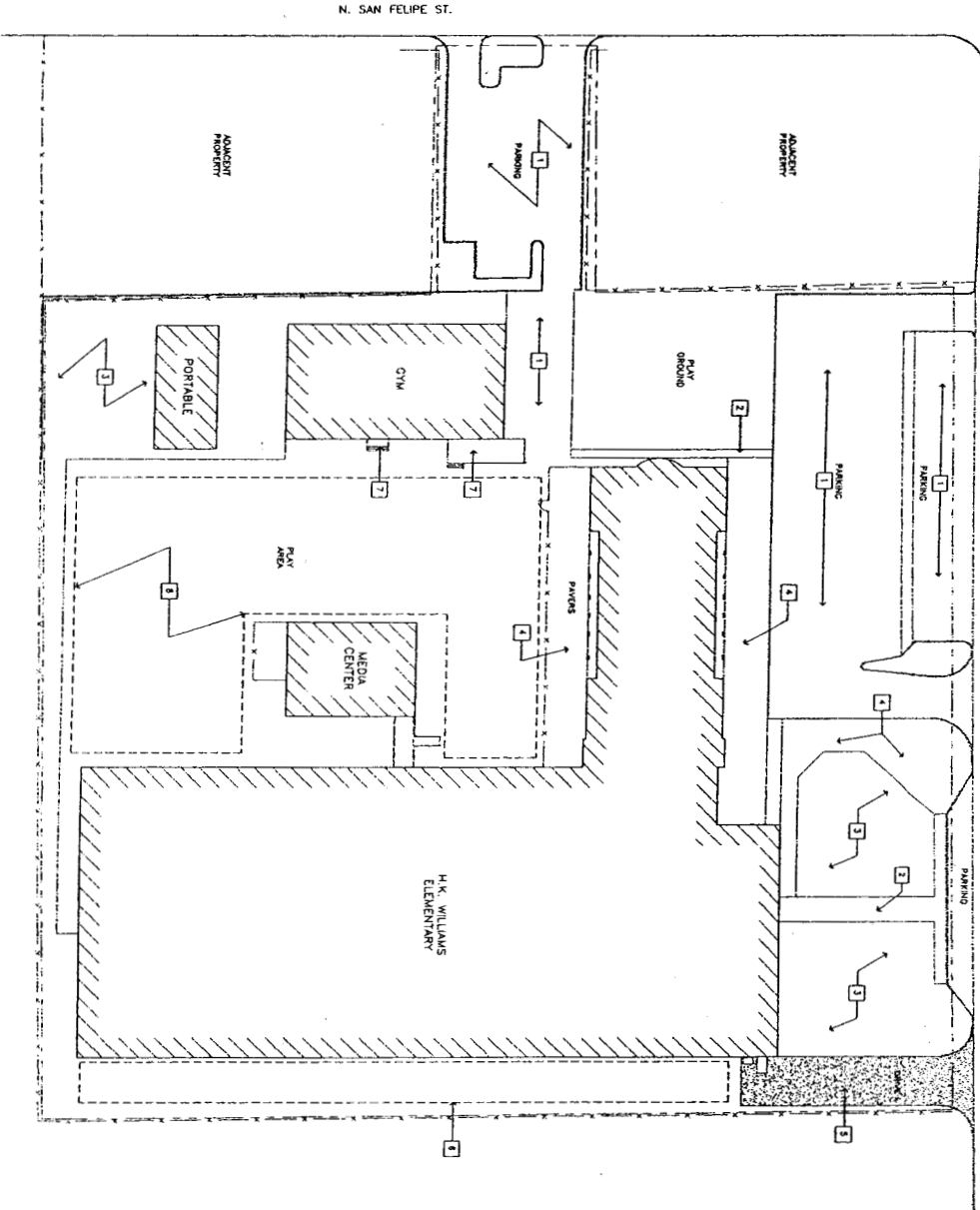
THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

H. K. Williams Elementary

RIVAS STREET



N. SAN FELIPE ST.

KEY NOTES

- 1 EXISTING PAVING TO REMAIN
- 2 EXISTING SIDEWALK TO REMAIN
- 3 EXISTING PLANTING TO REMAIN
- 4 EXISTING UNIT PAVING TO REMAIN
- 5 REMOVE EXISTING ASPHALT PAVING AND PROVIDE NEW CONCRETE PAVING PER DCL
- 6 PROVIDE NEW 200
- 7 EXISTING CONCRETE PAUP AND/OR STEPS TO REMAIN
- 8 REPAIR/REPLACE AREA

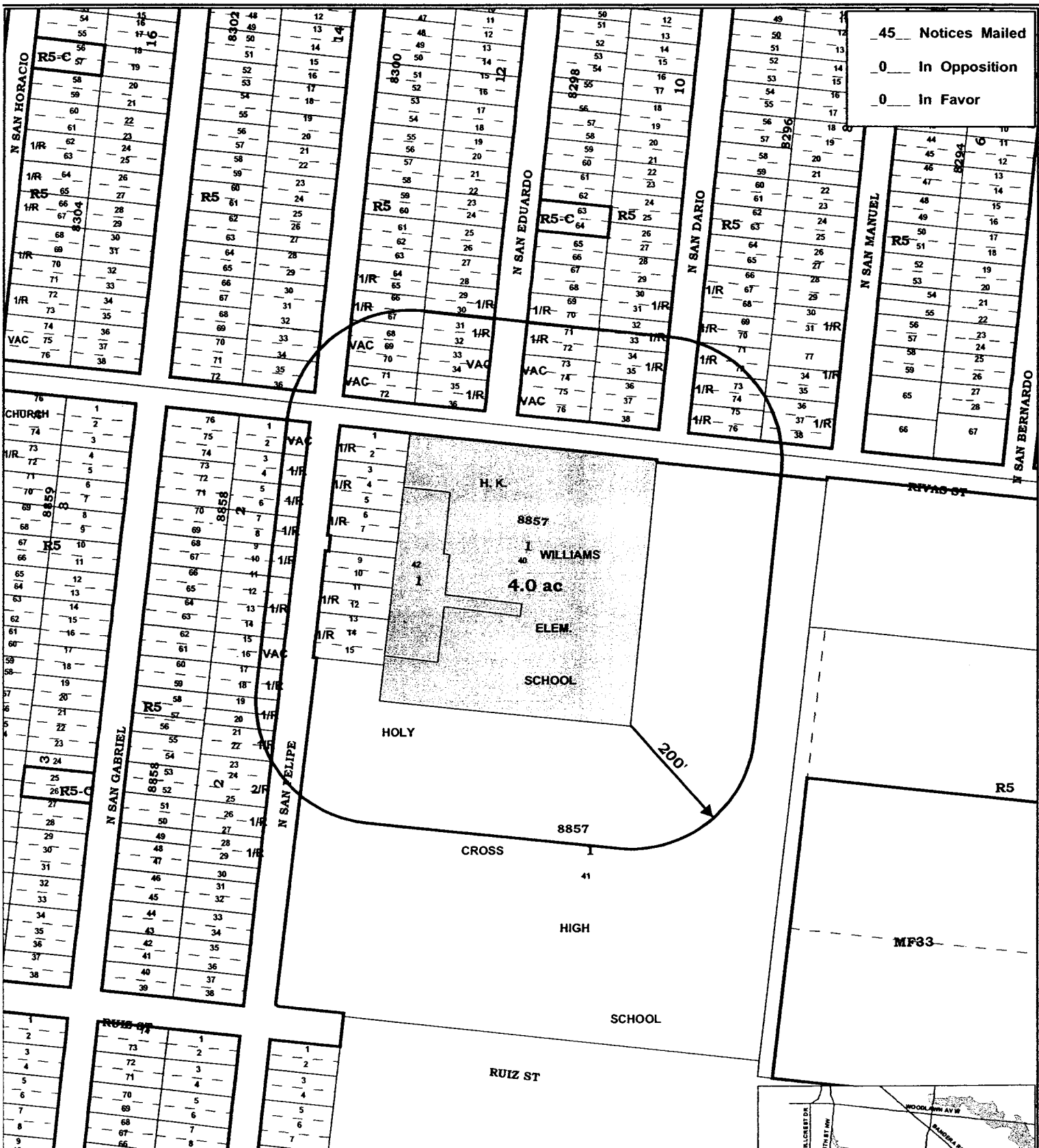
SITE GRADING NOTES

STAGING AREA BY GRADING AND EROSION OF EXISTING EXPOSED AND EXPOSED WITH STRENGTH WORK HAS BEEN COMPLETED

PHYSICAL IMPROVEMENTS TO MISCELLANEOUS
SCHOOL STRUCTURES
EDGEWOOD INDEPENDENT SCHOOL DISTRICT
SAN ANTONIO, TX

INTERIM REVIEW
DOCUMENTS
DATE: 10/10/2013
BY: KELL MUNOZ
PROJECT: PHYSICAL IMPROVEMENTS TO MISCELLANEOUS SCHOOL STRUCTURES
SHEET: 10/10/2013

KELL MUNOZ
5500 WILLOW 410 SUITE 2011
SAN ANTONIO TEXAS 78216
210.410.1131 F 210.425.1053

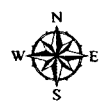


45 Notices Mailed
 0 In Opposition
 0 In Favor

ZONING CASE: Z2006-005 S

City Council District No. 5
 Requested Zoning Change
 From "R-5" To "O-1" S
 Date: February 9, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Dec_6_2005

